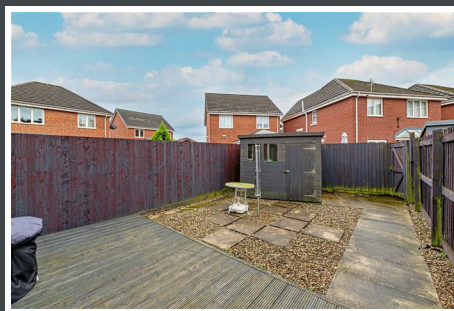




Carnaby Place, Great Sankey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- No Onward Chain
- Integrated Appliances
- Ready to Move In To
- Great Location
- Three Bedrooms
- Large Living Space
- South Facing Garden
- Modern Décor
- Close to Schools

DESCRIPTION

Offered for sale with no onward chain, we present a charming mid-terrace home located in the heart of Great Sankey. This delightful property boasts three great sized bedrooms, a spacious lounge and kitchen/diner. With this home being close to excellent schools, this property would make the perfect family home.

Entry into the home is via the welcoming hallway which leads through to the large lounge. The kitchen diner is to the rear and enjoys views out to the garden. The sleek kitchen celebrates integrated appliances. On the first floor there are three bedrooms. This home has been finished to a high standard with modern decor which makes it ready to move in to and call your home.

GARDEN

This home enjoys a south facing, low maintenance rear garden which is the perfect place to enjoy family BBQs or entertaining guests. To the front of the home is driveway parking for multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.10m x 4.63m Lounge
- 2.42m x 4.63m Kitchen
- 1.68m x 0.83m WC

FIRST FLOOR

- Landing
- 3.55m x 2.67m Bedroom One
- 2.98m x 2.45m Bedroom Two
- 1.85m x 2.08m Bedroom Three
- 2.59m x 1.86m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



LOCATION

An attractive suburb located just two miles west of Warrington Town Centre, Great Sankey is a popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants. The popular Gemini Park is close by and home to various superstores, including Ikea. Sankey Valley park, is on the doorstep for residents, which has plenty of attractions for all ages. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.

DISTANCES

- Great Sankey Neighbourhood Hub 2 miles
 - Gemini Retail Park 3 miles
 - Warrington Town Centre 2 miles
 - Manchester Airport 22 miles via M56
 - Manchester City Centre 22 miles via M56
 - Liverpool City Centre 18 miles via M62
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

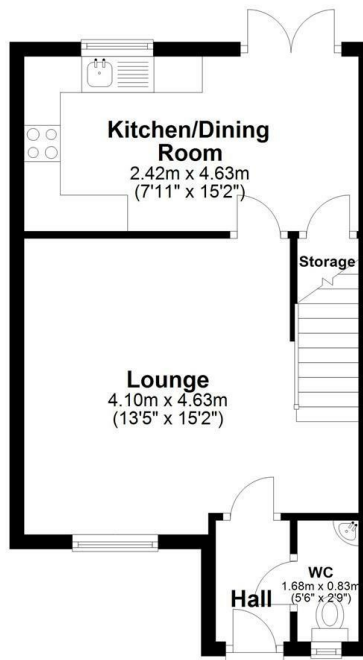
Not included in the asking price. These items may be available under separate negotiation.





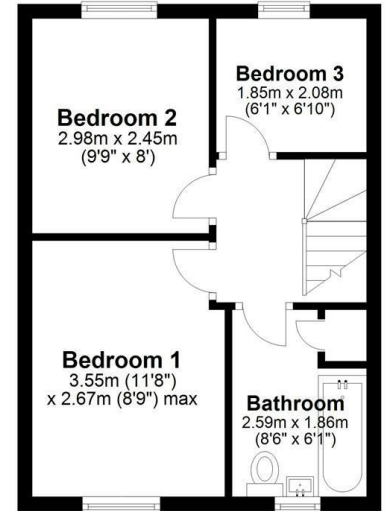
Ground Floor

Approx. 34.4 sq. metres (370.1 sq. feet)

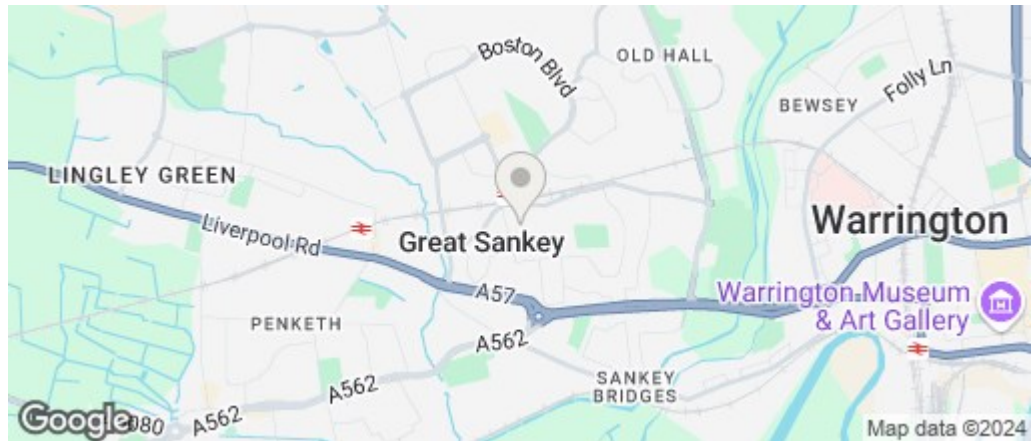


First Floor

Approx. 30.7 sq. metres (329.9 sq. feet)



Total area: approx. 65.0 sq. metres (700.0 sq. feet)



IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070